



CLICK OR SCAN

El Paso Lower Valley Commerce Center

140-ACRE CLASS A INDUSTRIAL PARK

Build-to-suit and pre-leasing opportunities available

Located in East El Paso

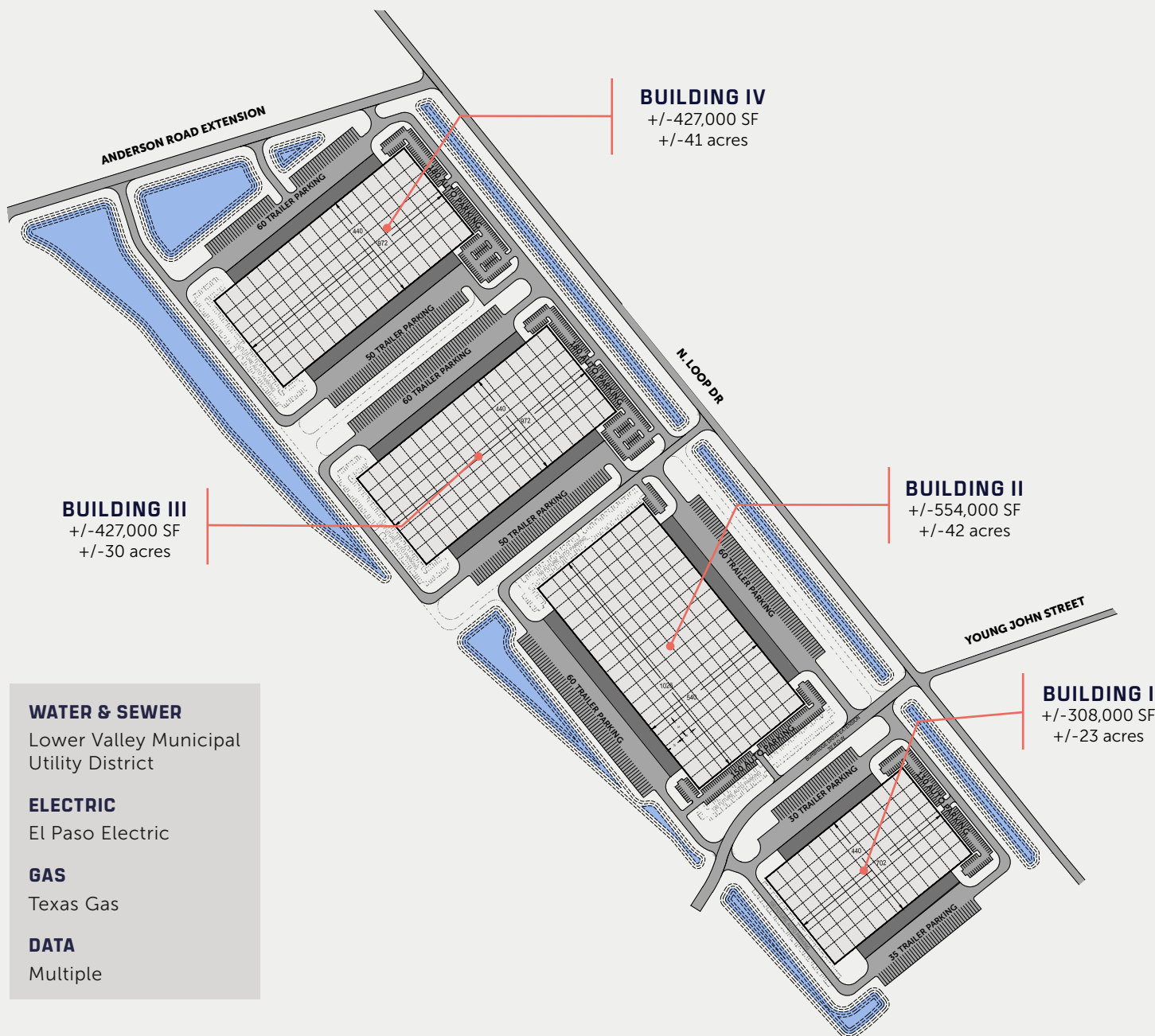
SWC of N. Loop Drive & Anderson Road, Clint, Texas



AMBROSE

CBRE

OPTION 01



WATER & SEWER

Lower Valley Municipal
Utility District

ELECTRIC

El Paso Electric

GAS

Texas Gas

DATA

Multiple

Available for
Build-to-Suit
or User Sales

The El Paso Lower Valley Commerce Center offers users a well located, fully turn-key, and cost effective real estate solution that can accommodate a user's exact specifications.

50,000 - 1,800,000+ SF
options currently available

Generous tenant improvement packages

Fully customizable
development plans

Existing El Paso electric infrastructure to be improved

N loop drive to be improved

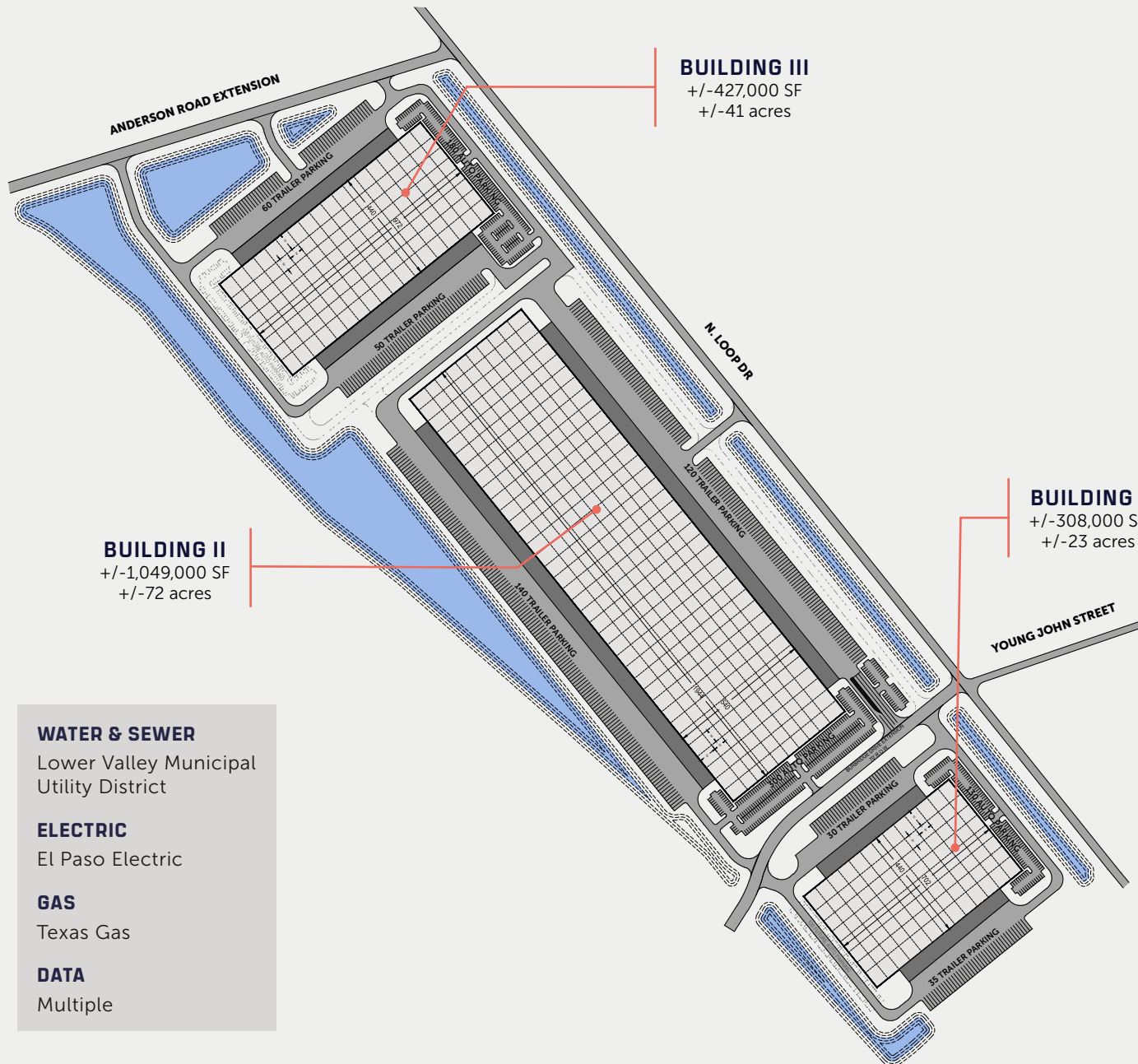
Shovel ready site - all due diligence completed



CONCEPTUAL MASTER PARK SITE PLAN 140 ACRES



OPTION 02



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ACCESS & LABOR

El Paso Lower Valley Commerce Center is located in the next phase of industrial development in East El Paso with **convenient access to Interstate 10 and TX-375 Loop** and **close proximity to the Zaragoza International Port of Entry**.

- Located in Socorro El Paso County
- 3.3 miles to Interstate 10 / Darrington Road interchange
- 5 miles to Interstate 10 / Horizon Blvd. interchange
- 6.5 miles to TX-375 Loop
- 10.1 miles to Zaragoza International Port of Entry
- 17.7 miles to Tornillo-Guadalupe International Bridge
- 17 miles to El Paso International Airport
- Robust surrounding labor pool

Sites **available now**
for build-to-suit or
user sales





El Paso Lower Valley Commerce Center

[AMBROSEPG.COM/PROPERTIES](https://ambrosepg.com/properties)

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